

**2/8 Brand Street, Artarmon, NSW 2064**

SHΞAD

**Apartment For Sale**

Sunday, 22 October 2023

2/8 Brand Street, Artarmon, NSW 2064

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Apartment**



Daryl Katz  
0284481208

## For Sale - Contact Agent

\*\*\* OPEN SATURDAY 21ST OCTOBER, 12.00PM - 12.30PM \*\*\*This ultra-spacious and beautifully presented apartment is situated on the sought after East side of Artarmon in a charming low-rise block of just twelve. Only a 250m walk to rail, an easygoing lifestyle is on offer, with a warm, peaceful ambience and a practical, well designed layout featuring great separation of space. The abundance of features includes a modern eat-in kitchen, updated bathroom, generous main bedroom and a huge entertainer's balcony. Supremely conveniently located - just a short walk to Artarmon village shops and station as well as the lively Wilkes Avenue strip where you can grab your morning coffee on the way to work or enjoy a delicious meal at one of the great Wilkes restaurants. Discerning buyers will be impressed by this fantastic offering. \* Two generous bedrooms, main with built-in robes\* Spacious rectangular living area flowing to balcony\* Modern kitchen with substantial casual meals space \* Huge internal laundry adjacent to kitchen \* Neat, tidy bathroom including separate bathtub and shower\* Large tiled balcony with ample space for alfresco dining\* Floating timber floor, linen press, reverse cycle air conditioning\* 2-car parking - lock-up garage plus exclusive use of second carspace\* Security block with video intercom on entryApproximate OutgoingsStrata Levies:?? \$1,271pqCouncil Rates:??\$380pqWater Rates:??\$173pqApproximate areasUnit (incl. balcony):??91sqmLock-up garage:??15sqm?Total:?? 106sqmStrata Plan Registered:??1977Disclaimer: The above information has been furnished to us by a third party. Shead Real Estate Pty Ltd have not verified whether or not the information is accurate and have no belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate. Figures may be subject to change without notice.